

Floodplain Variance Request

4515 Speedway

Waller Creek Watershed

Subject Property:
 4515 Speedway

SPEEDWAY

WILLIS

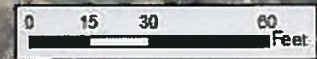
AVENUE P

Legend

- Existing Structure
- CoA Fully Developed 25-Year Floodplain
- CoA Fully Developed 100-Year Floodplain

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Existing House



Subject Property:
4515 Speedway

SPEEDWAY

WATERSHED

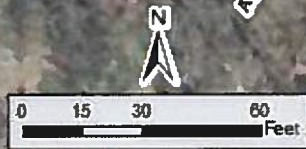
AVENUE P

Legend

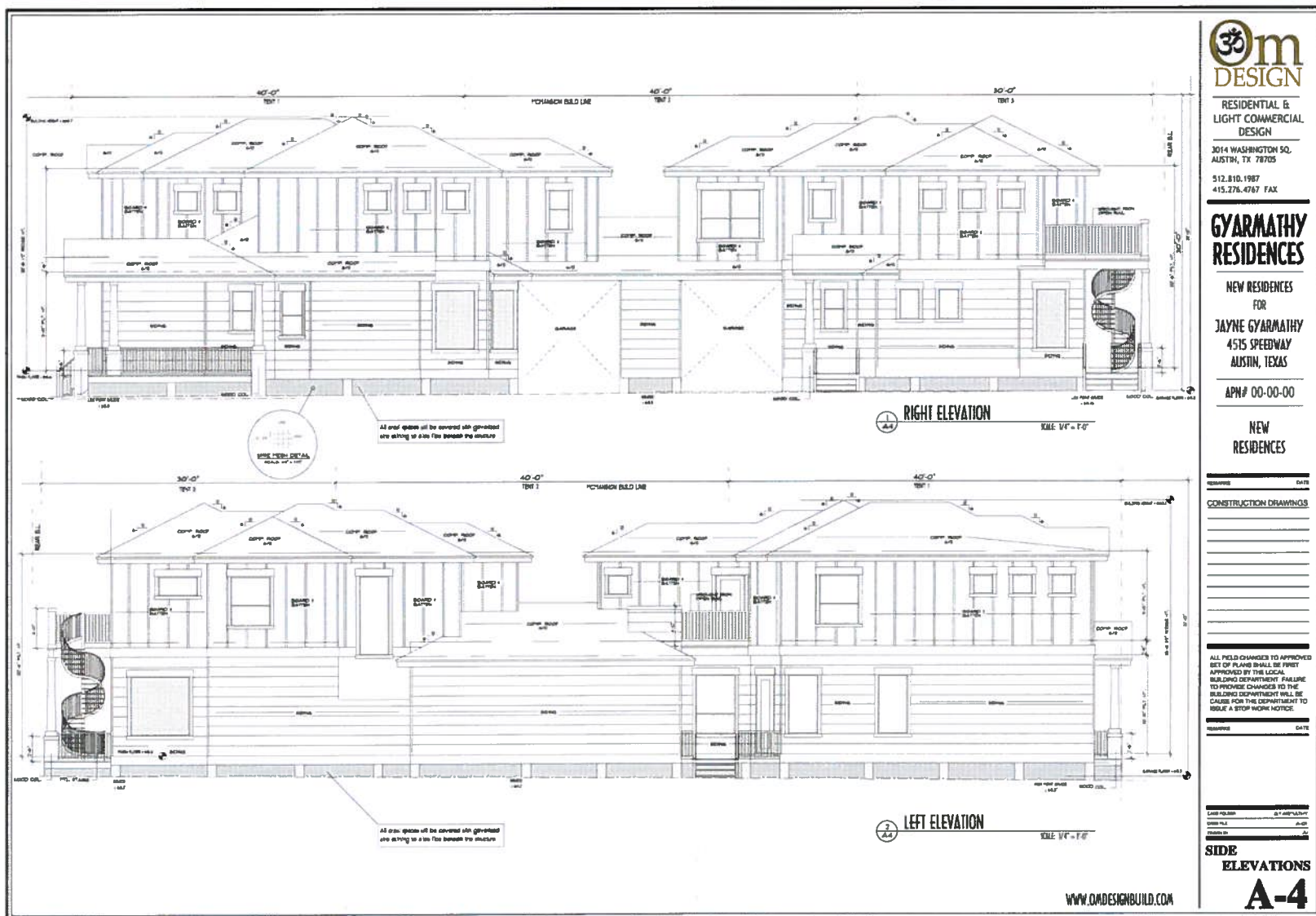
- Proposed Structure
- CoA Fully Developed 25-Year Floodplain
- CoA Fully Developed 100-Year Floodplain

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Proposed Duplex



Variance Requests

Code: Safe access out of floodplain

Request: Allow duplex without safe access

Code: Prohibits altering structure that increases nonconformity

Request: Increase conditioned space on property with duplex

Code: Drainage easement required

Request: Exclude the entire property from the drainage easement requirement

Safe Access Criteria



Non-conforming Use Criteria

➤ Criteria

- Cannot increase the non-conformity of a premises

➤ Intent

- Minimize flood hazards

➤ Proposed Development

- Increasing conditioned area on lot
- Increased density in the floodplain

Summary of Findings

1. No adverse flooding on other property
2. No safe access
3. Additional occupancy in the floodplain
4. Finished floor elevation above minimum required
5. No hardship condition exists

VARIANCE DENIAL RECOMMENDED

Conditions in Draft Ordinance

- Prior to issuance of a certificate of occupancy:
 - Drainage easement
 - Elevation certificate

END